

**CITY OF MILPITAS PLANNING COMMISSION  
AGENDA FOR SEPTEMBER 13, 2006  
CITY HALL COUNCIL CHAMBERS 7:00 P.M.  
455 E. CALAVERAS BLVD., MILPITAS, CA 95035  
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

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Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

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- IV. APPROVAL OF MINUTES:** August 23, 2006
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA**
- VIII. CONSENT CALENDAR (Items with an asterisk \*)**

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At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

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**IX. PUBLIC HEARING**

- 1. "S" ZONE APPROVAL NO. SZ2005-17:** A request to construct an approximately 4,196 square foot, one-story, single-family hillside residence with site modifications that include removal of protected trees, grading greater than 500 cubic yards, and landscaping, located in Calaveras Country Estates (PUD 23.5), at 802 Calaveras Ridge Drive (APN: 029-06-029), zoned Single-Family-Hillside (R1-H). Applicant: Sam and Henla Rao. Staff Contact: Kim Duncan, (408) 586-3283. (PJ# 2439) *(Recommendation: Approve with Conditions to City Council)*
- 2. USE PERMIT NO. UP2005-15 AND "S" ZONE APPROVAL AMENDMENT NO. SA2005-51:** A request to locate a wireless telecommunication facility consisting of 6 panel antennas that will be mounted on existing roof top equipment and screened to match existing roof material and to install associated equipment cabinets that will be contained within the existing retail building located at 1350 S. Park Victoria Drive (APN: 088-36-044), zoned General Commercial (C2). Applicant Telle Presley, Peacock Associates for Metro PCS. Staff Contact: Cindy Hom (408) 586-3284. (PJ# 2429) *(Recommendation: Approve with Conditions)*

3. **CONDITIONAL USE PERMIT NO. UP2006-15 AND "S" ZONE APPROVAL AMENDMENT NO. SA2006-27:** A request for the renovation and site improvements of an existing industrial building. Proposal includes the removal and reconstruction of the interior warehouse space to office use, exterior façade, trash enclosure, parking lot and landscaping. A Conditional Use Permit approval is required for the increase in the allowed Floor Area Ratio (FAR.) The project site is located at 1511 Buckeye Court (APN: 086-03-025), zoned Industrial Park (MP). Applicant: Bob Cordes. Staff Contact: Momo Ishijima, (408) 586-3274. (PJ# 3209) *(Recommendation: Approve with Conditions)*
4. **PROPOSED REDEVELOPMENT PLAN AMENDMENT :** A request to approve the proposed redevelopment plan amendments and determination that the proposed amendments are consistent with the City General Plan. Applicant: City of Milpitas. Staff Contact: Diana Whitecar, (408) 586-3059. *(Recommendation: Approve Planning Commission Resolution No. 499 determining that the proposed redevelopment plan amendments are consistent with the City's General Plan and approve the proposed plan amendments)*
5. **SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR) FOR THE PROPOSED MERGER OF MILPITAS REDEVELOPMENT PROJECT AREA NO. 1 AND THE GREAT MALL REDEVELOPMENT PROJECT AREA PUBLIC SCOPING MEETING:** A request that the Planning Commission hold the Scoping meeting and receive public comments. Applicant: City of Milpitas. Staff Contact: Diana Whitecar, (408) 586-3059. *(Recommendation: Receive public testimony on the scope and content of the SEIR for the proposed redevelopment project area merger, including what environmental issues and concerns that should be considered in preparing the SEIR. No decision is needed on the actual SEIR or proposed redevelopment project area merger at this time)*

## **X. ADJOURNMENT**

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Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within twelve (12) calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

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### ***THE NEXT PLANNING COMMISSION MEETING IS September 27, 2006***

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The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

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### **MILPITAS PLANNING COMMISSION SUBCOMMITTEE**

The Planning Commission Subcommittee consists of two members (currently Cliff Williams-regular member, Noella Tabladillo-regular member, Gunawan Ali-Santosa-alternate member) of the Planning Commission, who have approval authority for minor "S" Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas Committee Conference Room First Floor, 455 E. Calaveras Boulevard.

- a. "S" ZONE AMENDMENT NO. SA2006-48:** A request to revise the elevations of the proposed Martinez residence to add transom windows above existing windows on the southeast and southwest elevations located at 1000 Country Club Drive (APN: 029-03-014), zoned Single-Family Residential Hillside (R1-H). Applicant: John Curry. (Staff Contact: Dennis Carrington, (408) 586-3275. *(Recommendation: Approve with Conditions)*)
- b. "S" ZONE AMENDMENT NO. AD2006-24:** A request for a zoning ordinance interpretation of a stand-alone karaoke establishment located at 768-788 Barber Lane (APN: 086-01-035), zoned General Commercial (C2). Applicant: Joe Zheng. Staff Contact: Dennis Carrington (408) 586-3275. *(Recommendation: Karaoke remain ancillary to restaurant)*

### **KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review. **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION**  
at the City Attorney's office at the Milpitas City Hall, 455 E. Calaveras Blvd, Milpitas, CA 95035.  
E-mail: [rpioroda@ci.milpitas.ca.gov](mailto:rpioroda@ci.milpitas.ca.gov)  
Fax: (408) 586-3030  
Phone : (408) 586-3000

A free copy of the Open Government Ordinance is available from the City Clerk's Office or by visiting the City's website [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov) Select Open Government Ordinance under News Features